BOK1

WARRANTY DEED

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
My Commission Expires Oct 9 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10680 PG 895
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,900.00

Angela L. Shinault
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Shinault	FT Mortgage Companies dba First Tennessee Mortgage Company, Inc.	119-197
(NAME) 2205 Sadler Ave.	(NAME) P.O. Box 146	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Memphis,Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **IRA N. BAGGETT, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. SHINAULT AND WIFE ANGELA L. SHINAULT** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of lots 41 and 42 on the Map of Subdivision of G. P. Rose's Property of record in Book 547, Page 74, Register's Office for said County and describes as follows:

Beginning at a point in the westerly margin of Sadler Street at the common corner of Lots 40 and 41; thence with the line between said Lots, westerly 138.26 feet which is 50 feet east of the center line of N.C. & St. L. Railroad right-of-way; thence northerly parallel to and 50 feet easterly from center line of said right-of-way 99.57 feet to a point; thence easterly 109.8 feet to a point in the westerly margin of Sadler Street; thence with the margin of the same, southerly 99.5 feet to the beginning.

Being the same property conveyed to Ira N. Baggett and wife, Inez M. Baggett by deed of record in Book 2923, Page 203, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Inez M. Baggett having since died.

This is improved (X) property, known as 2205 Sadler Ave., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

97 NOV 11 PM 3:26
FELIX REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0368941

06/3 11/11 0101 03CHECK 241.73

Witness my/our hand(s) this 31st day of October, 1997.

Ira N. Baggett

BK/PG 10680/PG 896

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Ira N. Baggett, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 31st day of October, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

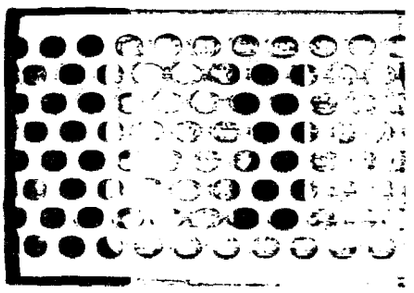
My Commission Expires Oct 9, 1999

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10680 PG 897

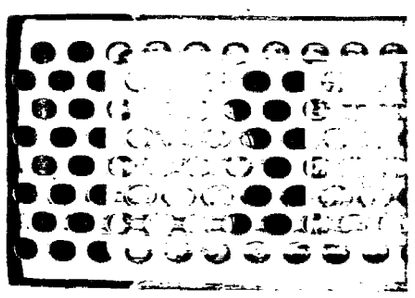
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62900-00
CON TX 232.73
PRFEE 1.00
WDEED 8.00
TOTAL 241.73
CHECK 241.73

11/11/97 01 15:40 0001 0673

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0368941
IDENTIF. & REFERENCE

97 NOV 11 PM 3:26

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1219852